

Avalanche Road.

Southwell Portland, DT5 2DL

2 2 1 B

Guide Price
£250,000 Freehold

Hull Gregson Hull

Avalanche Road.

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- Two Bedroom Mid Terrace House
- Six Years Old, Benefiting From the Remainder of a 10 Year NHBC
- Ensuite to Primary Bedroom, Family Bathroom & Downstairs WC
- Open Plan Kitchen Diner, with French Doors onto Garden
- Allocated Parking for One to Rear, with Four Visitors Bays
- Pleasant Outlook to Rear Over Allotments
- Short Stroll to Local Convenience Store
- Close to Coastal Walks to Chesil Beach or Portland Bill
- Low Maintenance, Rear Garden
- South Westerly Facing Front Garden, Perfect for Enjoying the Sun.

















This DELIGHTFUL AND WELL-MAINTAINED TWO-BEDROOM MID-TERRACED HOUSE is situated within the FRIENDLY AND SOUGHT-AFTER LOCATION OF SOUTHWELL. The property benefits from an ALLOCATED PARKING SPACE, a GENEROUSLY SIZED REAR GARDEN, and WELL-PROPORTIONED GROUND FLOOR ACCOMMODATION. Built just six years ago, the home also enjoys the REMAINDER OF A 10-YEAR NHBC WARRANTY, offering peace of mind to prospective buyers.

The property is approached at ground floor level and opens into a welcoming entrance hall, providing a practical space for coats and footwear before leading into the main living areas. Stairs rise neatly to the first floor, creating a natural division between day and night accommodation.



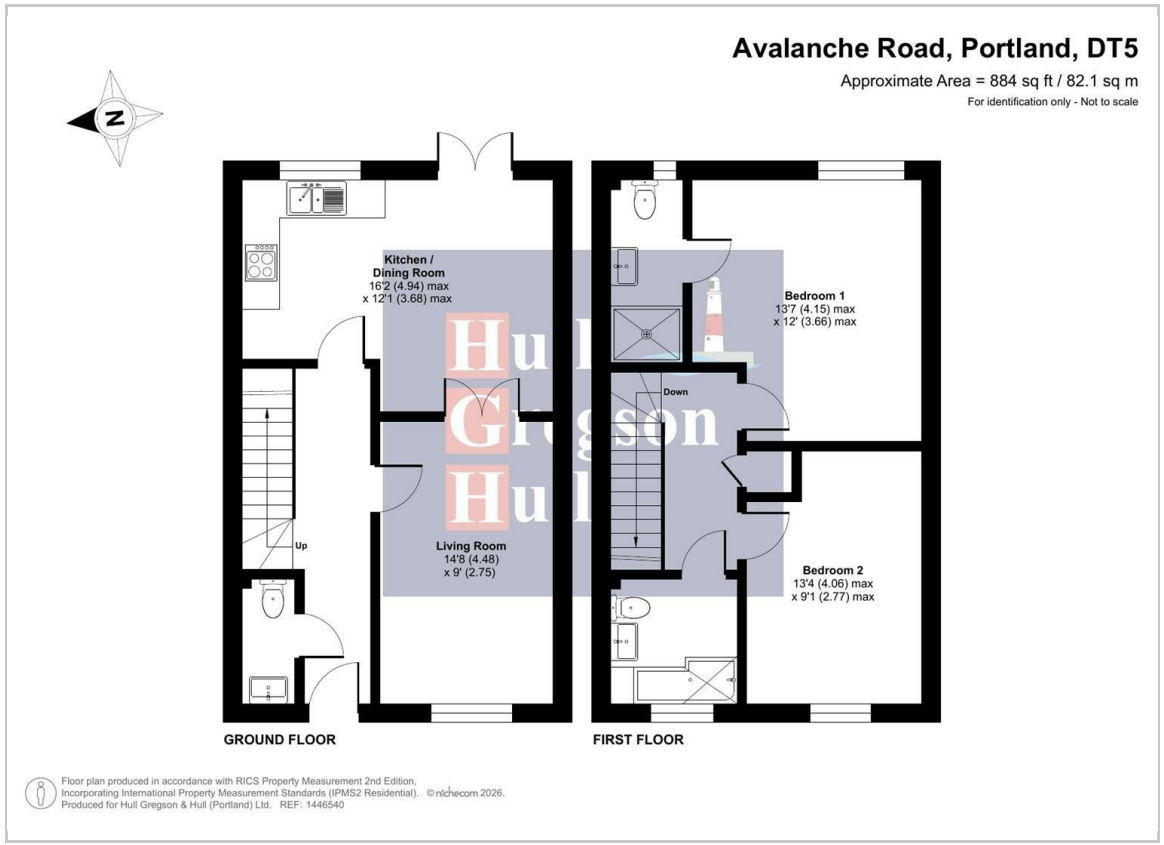
To the front of the house sits the living room, a bright and well-proportioned space that enjoys a comfortable sense of width and depth. There is ample room for generous seating arrangements, making it a relaxing setting for everyday living as well as a sociable space for entertaining.

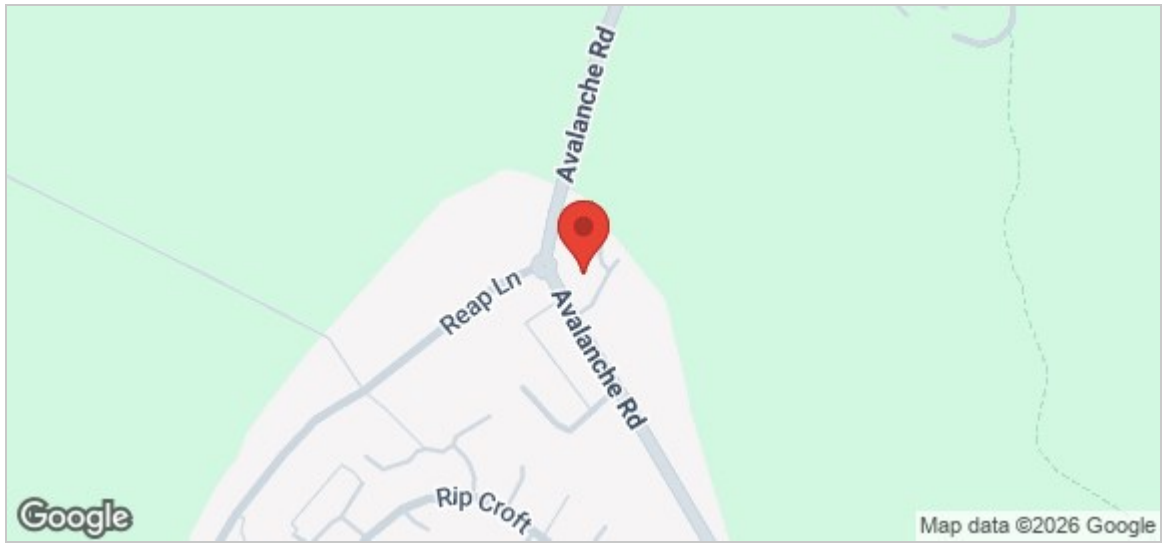
Flowing through from the sitting room is the kitchen/dining room, positioned to the rear of the property and forming the heart of the home. The kitchen is arranged with fitted units and worktop space, while still allowing room for a dining table and chairs, ideal for family meals, home working or informal gatherings. The layout feels practical and sociable, with good natural light enhancing the space. A rear door provides direct access outside, adding to everyday convenience.



Also on the ground floor is a WC, neatly set away from the main reception space and fitted with the usual sanitary ware, making it ideal for both residents and guests.

Upstairs, the first floor offers two well-scaled bedrooms, both capable of accommodating double beds. The principal bedroom is particularly well balanced, with space for wardrobes and additional furniture, while the second bedroom is similarly versatile, lending itself equally well to use as a guest room, home office or second double.





Living Room
14'8 x 9 (4.47m x 2.74m)

Kitchen Diner
16'2 x 12'1 (4.93m x 3.68m)

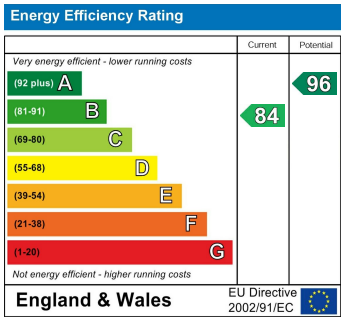
Bedroom One
13'7 x 12 (4.14m x 3.66m)

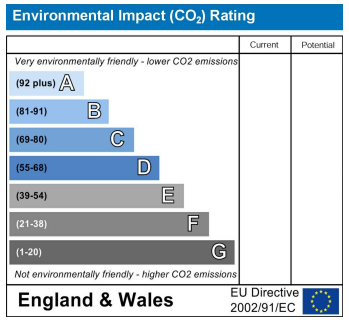
Bedroom Two
13'4 x 9'1 (4.06m x 2.77m)

Additional information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace
Property construction: Standard
Tenure: Freehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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